Record + Return to:
Southern Title LLC
145 Anderson Un. Ste C
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 685128 DEEDWARR
07/28/2021 11:04:00 AM 2 pgs
Fees: $13.00 Taxes: $865.80

20210728-0101483

Prepared By & ~~Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5037

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

B. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of July, 2021

Notary Public

Commission Expires: 9/18/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Timothy H. Roberts and Lori J. Roberts 736 Lake Terrace Drive Nashville, TN 37217	UWM, LLC 585 S. Blvd E Pontiac, MI 48341	150-02-0-167.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Edyta Halina Kolasa, a married woman

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy H. Roberts and Lori J. Roberts, husband and wife, as tenants by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45-A , Zone Lot Division of Lots 16, 17, 25 through 33 and 37 through 45 on the Plan of Harbor Gate Section One-Revised, of record in Plat Book 5200, Page 712, amended in Plat Book 6250, Page 638, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Edyta Halina Kolasa, a married woman by Warranty Deed from Carol Minor, unmarried of record in Instrument No. 20190206-0011514 Register's Office for Davidson County, Tennessee, dated February 4, 2019 and recorded on Being also known as 736 Lake Terrace Drive Nashville, Tennessee 37217.

Joseph Ware, spouse of Edyta Halina Kolasa, hereby joins in this conveyance for the purpose of conveying any and all right, title, and interest he may have in the subject property by reason of his marital status, or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 736 Lake Terrace Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of July, 2021.

Edyta Halina Kolasa

Joseph Ware

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edyta Halina Kolasa and Joseph Ware** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 26th day of July, 2021.

B. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 9/18/24